PLANNING CONSULTATION RESPONSE

To Lucy Pateman Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Sustainability** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 25/00593/S73 Date In: 28/03/25 Date Out: 28/04/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: New single-storey village hall, comprising an event space a cafe/communal space and a meeting room, with associated ancillary areas, together a grassed recreation space and car parking: Variation of Condition 2 (Approved Plans) of 23/01725/FUL to amend the design of the building
Location: Community Centre Crest Drive Fenstanton PE28 9BR

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that the proposed access is in the same location as application 23/01725/FUL and that the same number of parking spaces are proposed.

Therefore, the previous comments and will apply:

No objections in principle although I note that the proposed plan is not dimensioned within the car park The Planning Authority should ensure that there is at least 6m to the rear of the car to enable turning. The LPA will also need to assess the level of parking and any implications this may have on local amenity, should parking on the highway be carried out as a result of this facility.

Also, I note that although the location of the proposed access has dropped kerbs as it is off the block paved speed table, the footway will need to be reconstructed to our Housing Estate Roads Construction Specification Highways development | Cambridgeshire County Council Appendix 10 Type B motor vehicle crossing footway/cycleway. This should include either an apex at the highway boundary or positive drainage to prevent water flowing from the site into the highway and vice versa.

The effect of the proposed development upon the Public Highway should be mitigated if the following Conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:-

HDMC 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 14 Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

HDMC 17 Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety

HDMC 18 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety.

HDMC 26 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

INFORMATIVES

Vehicular Access

HDMI 1 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's

responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. Dropped kerbs and access protection markings - Cambridgeshire County Council

Jo Challis
Highways Development Management Engineer